

Consumer Spending Report

Portland Ave Retail Center

3910-3918 E Portland Ave, Tacoma, WA 98404

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **24,177 SF**
 Year Built: **1957**
 Total Available: **4,466 SF**
 % Leased: **81.53%**
 Rent/SF/Yr: **Negotiable**



2022 Annual Spending (\$000s)	2 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$494,753	\$3,096,885	\$10,097,134
Total Apparel	\$26,568	\$160,317	\$504,465
Women's Apparel	9,795	60,191	193,888
Men's Apparel	5,430	32,778	104,312
Girl's Apparel	2,020	11,907	36,039
Boy's Apparel	1,571	9,113	27,256
Infant Apparel	1,405	8,477	25,170
Footwear	6,347	37,850	117,800
Total Entertainment & Hobbies	\$73,215	\$464,311	\$1,519,755
Entertainment	13,731	80,646	263,139
Audio & Visual Equipment/Service	15,614	99,029	313,670
Reading Materials	1,178	7,646	25,225
Pets, Toys, & Hobbies	12,708	80,282	265,082
Personal Items	29,984	196,708	652,639
Total Food and Alcohol	\$138,656	\$858,322	\$2,720,762
Food At Home	75,331	453,940	1,415,531
Food Away From Home	55,029	349,877	1,126,770
Alcoholic Beverages	8,296	54,505	178,461
Total Household	\$75,354	\$476,191	\$1,596,801
House Maintenance & Repair	16,390	91,936	315,492
Household Equip & Furnishings	29,613	189,375	625,135
Household Operations	21,919	143,385	476,660
Housing Costs	7,431	51,494	179,515

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2022 Annual Spending (000s)	2 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$131,392	\$820,317	\$2,679,216
Vehicle Purchases	65,642	406,971	1,350,059
Gasoline	35,341	214,920	675,367
Vehicle Expenses	2,390	16,032	55,255
Transportation	12,311	82,920	279,003
Automotive Repair & Maintenance	15,708	99,474	319,533
Total Health Care	\$22,108	\$139,543	\$460,294
Medical Services	13,117	83,300	276,291
Prescription Drugs	6,520	40,859	133,931
Medical Supplies	2,470	15,384	50,071
Total Education/Day Care	\$27,460	\$177,885	\$615,840
Education	16,907	107,524	374,334
Fees & Admissions	10,553	70,361	241,506



Demographic Summary Report

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Radius	2 Mile		5 Mile		10 Mile	
Population						
2027 Projection	49,034		279,036		830,756	
2022 Estimate	45,564		258,833		773,083	
2010 Census	40,420		226,155		679,797	
Growth 2022 - 2027	7.62%		7.81%		7.46%	
Growth 2010 - 2022	12.73%		14.45%		13.72%	
2022 Population by Hispanic Origin	9,767		43,014		107,872	
2022 Population	45,564		258,833		773,083	
White	26,673	58.54%	162,844	62.91%	526,586	68.12%
Black	5,807	12.74%	33,082	12.78%	73,513	9.51%
Am. Indian & Alaskan	2,198	4.82%	7,162	2.77%	14,595	1.89%
Asian	5,510	12.09%	26,700	10.32%	78,759	10.19%
Hawaiian & Pacific Island	844	1.85%	5,691	2.20%	16,803	2.17%
Other	4,533	9.95%	23,354	9.02%	62,827	8.13%
U.S. Armed Forces	286		2,193		8,321	
Households						
2027 Projection	16,752		106,727		320,027	
2022 Estimate	15,594		98,995		297,727	
2010 Census	14,047		86,832		262,407	
Growth 2022 - 2027	7.43%		7.81%		7.49%	
Growth 2010 - 2022	11.01%		14.01%		13.46%	
Owner Occupied	9,225	59.16%	50,169	50.68%	169,332	56.87%
Renter Occupied	6,369	40.84%	48,826	49.32%	128,396	43.13%
2022 Households by HH Income	15,595		98,992		297,727	
Income: <\$25,000	2,717	17.42%	16,420	16.59%	39,616	13.31%
Income: \$25,000 - \$50,000	2,983	19.13%	20,246	20.45%	55,058	18.49%
Income: \$50,000 - \$75,000	3,068	19.67%	19,040	19.23%	55,662	18.70%
Income: \$75,000 - \$100,000	2,494	15.99%	14,260	14.41%	42,869	14.40%
Income: \$100,000 - \$125,000	2,011	12.90%	11,549	11.67%	37,778	12.69%
Income: \$125,000 - \$150,000	835	5.35%	5,878	5.94%	21,906	7.36%
Income: \$150,000 - \$200,000	838	5.37%	6,770	6.84%	24,452	8.21%
Income: \$200,000+	649	4.16%	4,829	4.88%	20,386	6.85%
2022 Avg Household Income	\$80,125		\$83,140		\$93,218	
2022 Med Household Income	\$66,992		\$66,885		\$74,355	



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Description	2010		2022		2027	
Population	13,693		16,649		18,098	
Age 0 - 4	1,349	9.85%	1,180	7.09%	1,206	6.66%
Age 5 - 9	1,192	8.71%	1,280	7.69%	1,261	6.97%
Age 10 - 14	1,127	8.23%	1,327	7.97%	1,330	7.35%
Age 15 - 19	1,052	7.68%	1,234	7.41%	1,340	7.40%
Age 20 - 24	894	6.53%	1,216	7.30%	1,307	7.22%
Age 25 - 29	1,143	8.35%	1,316	7.90%	1,315	7.27%
Age 30 - 34	1,016	7.42%	1,327	7.97%	1,355	7.49%
Age 35 - 39	972	7.10%	1,279	7.68%	1,365	7.54%
Age 40 - 44	843	6.16%	1,133	6.81%	1,292	7.14%
Age 45 - 49	895	6.54%	964	5.79%	1,161	6.42%
Age 50 - 54	875	6.39%	877	5.27%	1,020	5.64%
Age 55 - 59	691	5.05%	836	5.02%	916	5.06%
Age 60 - 64	560	4.09%	783	4.70%	840	4.64%
Age 65 - 69	377	2.75%	653	3.92%	744	4.11%
Age 70 - 74	278	2.03%	506	3.04%	617	3.41%
Age 75 - 79	187	1.37%	349	2.10%	458	2.53%
Age 80 - 84	125	0.91%	205	1.23%	297	1.64%
Age 85+	117	0.85%	183	1.10%	272	1.50%
Age 15+	10,025	73.21%	12,861	77.25%	14,299	79.01%
Age 20+	8,973	65.53%	11,627	69.84%	12,959	71.60%
Age 65+	1,084	7.92%	1,896	11.39%	2,388	13.19%
Median Age	30		33		35	
Average Age	32.10		34.60		36.10	
Population By Race	13,693		16,649		18,098	
White	7,699	56.23%	8,535	51.26%	9,048	49.99%
Black	1,810	13.22%	2,412	14.49%	2,674	14.78%
Am. Indian & Alaskan	857	6.26%	1,085	6.52%	1,164	6.43%
Asian	1,718	12.55%	2,327	13.98%	2,605	14.39%
Hawaiian & Pacific Islander	255	1.86%	382	2.29%	445	2.46%
Other	1,317	9.62%	1,908	11.46%	2,162	11.95%



Portland Ave Retail Center

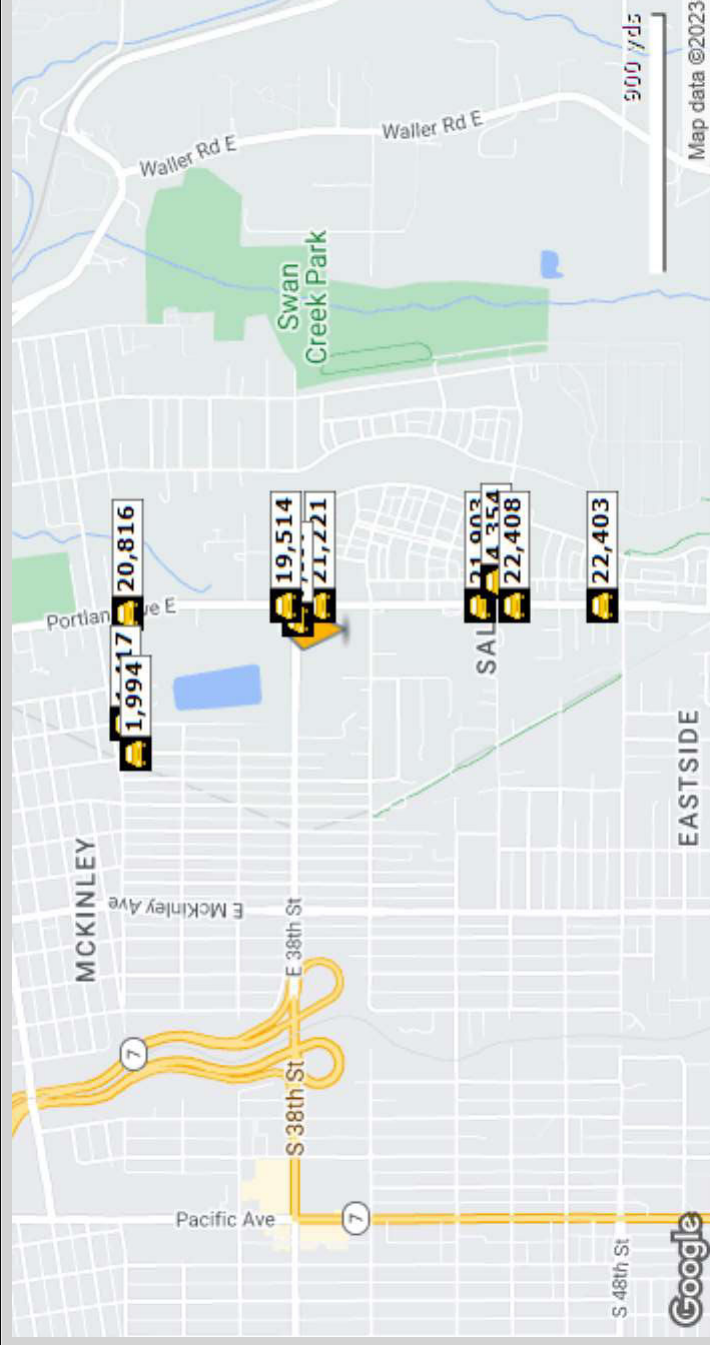
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Description	2010	2022	2027
Population by Race (Hispanic)	2,531	3,795	4,394
White	1,862 73.57%	2,721 71.70%	3,157 71.85%
Black	116 4.58%	175 4.61%	201 4.57%
Am. Indian & Alaskan	283 11.18%	455 11.99%	510 11.61%
Asian	37 1.46%	60 1.58%	70 1.59%
Hawaiian & Pacific Islander	26 1.03%	43 1.13%	54 1.23%
Other	206 8.14%	342 9.01%	402 9.15%
Household by Household Income	4,517	5,311	5,747
<\$25,000	1,467 32.48%	1,134 21.35%	1,193 20.76%
\$25,000 - \$50,000	1,281 28.36%	964 18.15%	1,010 17.57%
\$50,000 - \$75,000	1,027 22.74%	1,098 20.67%	1,176 20.46%
\$75,000 - \$100,000	345 7.64%	839 15.80%	938 16.32%
\$100,000 - \$125,000	220 4.87%	678 12.77%	762 13.26%
\$125,000 - \$150,000	88 1.95%	294 5.54%	326 5.67%
\$150,000 - \$200,000	72 1.59%	207 3.90%	232 4.04%
\$200,000+	17 0.38%	97 1.83%	110 1.91%
Average Household Income	\$47,987	\$70,470	\$71,728
Median Household Income	\$41,675	\$61,465	\$63,040

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Portland Ave	E Arlington Dr	0.03 S	2022	21,221	MPSI	.08
2 E 38th St	E Portland Ave	0.03 E	2022	7,897	MPSI	.11
3 E Portland Ave	E 38th St	0.02 S	2022	19,514	MPSI	.14
4 E Portland Ave	E 44th St	0.02 S	2022	21,903	MPSI	.26
5 E Q St	E 44th St	0.02 N	2022	4,354	MPSI	.31
6 E Portland Ave	E 44th St	0.03 N	2022	22,408	MPSI	.33
7 E Portland Ave	E Sherman St	0.03 N	2022	20,816	MPSI	.46
8 E M St	E Lennox Pl	0.02 S	2022	1,417	MPSI	.50
9 E L St	E Division Ln	0.02 N	2022	1,994	MPSI	.50
10 E Portland Ave	E 48th St	0.05 S	2022	22,403	MPSI	.50

